

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
February 6, 2020 at 6:30 p.m.

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Skip Blancett.

Mayor Blancett gave the Invocation and a group of Salado Intermediate School third-grade students, including Cloey Craig, Kendall Curtis, Dean Easley, Hunter Fulfer, Case Mayberry, Abigail Shannon, and Gavin Winders, led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, Aldermen Rodney Bell, Amber Preston Dankert, John Cole, and Michael Coggin.

Salado High School Representative: Averie Piatt was absent.

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, Salado Police Chief Pat Boone, and Tourism Director Chadley Hollas

1. Citizens Communications

Linda Reynolds of 507 Santa Rosa asked the Board to listen carefully to all residents, consider their points of view, and correct their mistaken assumptions, for the good of the entire Village. She encouraged Village Administrator Ferguson to put status reports on every agenda for both the Sanctuary and Mr. Rosamond's development off Royal Street. She said taxpayers support a sewer system they will never use and questioned whether the system will ever pay for itself. She spoke of her observation of pipes being installed that were found out to be for water service improvements, not for wastewater service. She said that Salado Water Supply Corporation is improving and growing, while developers do nothing.

At this time, Mayor Blancett administered the oath of office to incoming Municipal Court Judge Cliff Coleman.

2. Consent Agenda

Approval of minutes of the Regular Board of Aldermen meeting of January 16, 2020.

Alderman Coggin moved to approve the Consent Agenda, as presented. Alderman Cole seconded. Motion carried on a vote of 5-0.

3. Status Reports

A. Village Administrator's Status Report

- Wastewater Project Update

Village Administrator Ferguson reported approximately 70 percent of the properties in the initial service area are connected or are in the process of connection. He advised that monthly wastewater service revenues are nearing the point of covering system operating costs. He reported on a successful meeting with Village staff, TxDOT and Capital Excavation representatives, to discuss ongoing issues with sewer lines, including damaged lines and covering of future tap locations by the contractor. He noted that additional options such as encasement are being explored for odor control at the Royal Street lift station and installation of a public restroom facility that can be tied into the lift station and be made compatible with surrounding buildings. He reported discussions continue with business owners to develop certain improvements such as sidewalks to enhance accessibility. Alderman Coggin requested that Alderman Cole be invited to the next meeting with business owners.

- Main Street Improvement Project

Village Administrator Ferguson reported the Rock Creek bridge culvert replacement is nearing completion. He said crews will be laying asphalt during early morning hours on portions of Main Street this Saturday in the area from Rock Creek toward Salado Creek in preparation for curb and gutter construction, and prior to sidewalk installation. He noted parking issues that may arise during this phase of construction and urged motorists to use caution.

- Thomas Arnold Bridge Railing

This report was heard after the 2020 Salado General Election Preparations status report.

Village Administrator Ferguson reported that Village staff submitted the “S” design to TxDOT for the incorporation into the bridge railing for the Thomas Arnold Bridge overpass. He said the Village is waiting for final design approval from TxDOT before production begins.

In addition, Village Administrator Ferguson reported that Eagle scout(s) will be working on the Municipal Building Flagpole Project, with completion of the project anticipated by the end of the school year. He said the Eagle scout will present a project plan to the Board for approval and learn the process for pulling a building permit (with fees waived) and subsequent inspections. He advised the auditors will be finalizing their report to be presented to the Board at its next meeting. He reported that the Village will be receiving approximately \$16,000 from its insurance carrier for the recently damaged Salado Police Department vehicle that was declared to be a total loss. He noted that the Board will be presented with a lease-purchase agreement at its next meeting for a replacement vehicle.

- 2020 Salado General Election Preparations

This report was heard after the status report on the Main Street Improvement Project.

Village Administrator Ferguson reported on election day voting date/time, deadline to file applications for a place on the ballot, and polling location for early voting/election day (at the Salado Civic Center).

Discussion addressed the upcoming wastewater connection deadline; back-ordered duplex grinder pumps; process for non-compliance; hardships that may affect compliance with the connection deadline; TxDOT communications with affected business owners on the impact of curb and gutter construction on Main Street parking; timeframe for audit report submission to Board of Alderman; and Rock Creek culvert bridge replacement completion date (by February 14th, weather permitting).

B. Salado Police Chief Status Report

- Calls for Service
- Citizens on Patrol Program
- New Police Vehicle

Police Chief Pat Boone reported on anticipated vehicle delivery and January calls for service, including number of reports written, arrest warrants, and citations/warnings. He also reported on new officer training, response times, and house watches. He stated that recent meetings regarding community security were well-attended. Alderman Dankert spoke of positive feedback on increased patrols.

C. Salado Fire Chief Status Report

- Calls for Service
- Mid-year Budget

Fire Chief Shane Berrier reported on the number of EMS, fire, and motor vehicle accident calls responded to within Bell County and the Village of Salado for the month of January. Alderman Cole asked about advertising expenses listed on the Salado Volunteer Fire Department's Profit and Loss statement. Alderman Coggin encouraged public support of the Department's fire shirt fundraiser. Chief Berrier spoke on a truck donated to the Department by Southwest Bell County Volunteer Fire Department and specific repairs being made to the vehicle. He said the Department will be getting rid of an older truck that is not fuel-efficient and has a standard transmission. Discussion established that the Department made almost 1,000 calls for service last year.

D. Tourism Director's Report

- Salado Marketing Plan Update
- Upcoming Events

Tourism Director Chadley Hollas reported on distribution of monthly newsletters, printing of new visitor's guides, start of Google search ads, and social media advertising. He displayed updated graphs on visitation, increased website traffic, "Inspired by Salado" project, and upcoming February/March events, including Valentine's Day activities.

Discussion addressed cooperative efforts to maximize Salado exposure targeting different markets. Alderman Dankert expressed appreciation to staff for keeping Salado tourism going well during Main Street construction. Brief discussion confirmed the locations of March's Wildflower Arts and Crafts Festival and the Texas Wine and Rogue Art Festival. Village Administrator Ferguson announced that Mr. Hollas will be assuming additional duties assisting the Salado Cultural Arts District.

4. Public Hearings and Possible Action

- A. Hold a public hearing and consider approval of the first reading of an ordinance of the Village of Salado, Texas, regulating the dedication of park land for new residential subdivisions, fees in lieu of dedication, park land standards, and construction standards for park land improvements; providing for severability; repealing conflicting ordinances and providing for findings of fact, an effective date, and proper notice and meeting. (*Village Administrator*)

This item was heard after Agenda Item 6E.

Village Administrator Ferguson reviewed existing and proposed ordinance provisions, including specifics on land acquisition, development standards, associated fees, and applicability of certain provisions within the Village limits and ETJ. He cited proposed fees for park development (\$3,388 per one acre or dwelling unit); fees in lieu of park land dedication (\$842 per lot/dwelling unit in a subdivision of 5 or more lots or dwelling units); methodology for calculation of fees; requirement that a "fee in lieu of" be paid by developers in the Village's ETJ; restrictions on use of fees collected for park land acquisition or leasing; and examples of public or private park land development/fee in lieu of/dedication requirements based on a 170-unit residential development. He noted that the Planning and Zoning Commission held a public hearing and unanimously recommended approval at its January 14, 2020 meeting.

Discussion addressed use of park land fees for improvements versus maintenance costs; use of general funds for maintenance; setting of fees to provide facilities adequate to maintain the level of service impacted by new development; flexible development standards and aggregation of park land property to allow for a wide range of park amenities; minimum 2-acre requirement for park land dedication (if inside Village limits); and explanation of park land development fee versus park land dedication or fee in lieu of dedication.

Mayor Blancett opened the public hearing at 7:47 p.m. and announced the first call for speakers.

Linda Reynolds of 507 Santa Rosa said that she is in the third quadrant and questioned the accuracy of the quadrants and Village limits as drawn. She asked whether Sanctuary is included in the map and felt it was an "odd arrangement." Village Administrator Ferguson responded that Sanctuary is within the Village limits and included in the quadrant. He noted that the new ordinance could not be applied to existing development agreements.

Mayor Blancett announced the second and third calls for speakers. Hearing none, he closed the public hearing at 7:49 p.m.

Mayor Pro-tem Coachman moved to approve the ordinance regulating the dedication of park land for new residential subdivisions, fees in lieu of dedication, park land standards, and construction standards for park land improvements on first reading, as presented. Alderman Cole seconded. Motion carried on a vote of 5-0.

- B. Hold a public hearing and consider approval of Case ZA-20-001, an ordinance of the Village of Salado, Texas designating the zoning for the Salado Independent School District properties located on Thomas Arnold Road and Salado School Road, in Salado, Bell County, Texas, as Public Facilities (PF); and providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson explained the need to rezone the recently annexed property to reflect its current use. He advised that the Planning and Zoning Commission held a public hearing at its January 28, 2020 meeting and unanimously voted to recommend approval. Discussion established that PF zoning protects surrounding properties, as it prohibits the subject land from being used for any other use, except Public Facilities (PF).

Mayor Blancett opened the public hearing at 7:51 p.m. Mayor Blancett announced the first, second, and third calls for speakers. Hearing none, he closed the public hearing at 7:53 p.m.

Mayor Pro-tem Coachman moved to approve Case ZA-20-001, an ordinance designating the zoning for the Salado Independent School District properties located on Thomas Arnold Road and Salado School Road as Public Facilities (PF). Alderman Bell seconded. Motion carried on a vote of 5-0.

- C. Hold a public hearing and consider approval of Case ZA-20-002, an ordinance of the Village of Salado, Texas designating the zoning for the Salado Independent School District properties located on Williams Road, in Salado, Bell County, Texas, as Public Facilities (PF); and providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson explained the need to rezone the recently annexed property to reflect its current use. He advised that the Planning and Zoning Commission held a public hearing at its January 28, 2020 meeting and unanimously voted to recommend approval.

Mayor Blancett opened the public hearing at 7:55 p.m. Mayor Blancett announced the first, second, and third calls for speakers. Hearing none, he closed the public hearing at 7:57 p.m.

Mayor Pro-tem Coachman moved to approve Case ZA-20-02, an ordinance designating the zoning for the Salado Independent School District properties located on Williams Road as Public Facilities (PF). Alderman Dankert seconded. Motion carried on a vote of 5-0.

5. Ordinance

Consider approval of an ordinance of the Village of Salado, Texas, amending Village of Salado Ordinance No. 2020-01 ordering a General Election on May 2, 2020, for the purpose of electing

a mayor and two (2) aldermen of the Village of Salado Board of Aldermen; for the purpose of modifying the last day to accept an application by mail for a ballot to be voted by mail; providing for findings of fact, severability, conflicting provisions, governing law, proper notice and open meeting, and an effective date. (*Village Administrator*)

Village Administrator Ferguson explained the need to amend Ordinance 2020-01, as subsequent to its approval on January 2nd, the State announced a new deadline date for acceptance of an application by mail for a ballot to be voted by mail, which was moved from April 21st to April 20th.

Alderman Coggin moved to approve the ordinance amending Village of Salado Ordinance No. 2020-01 for the purpose of modifying the last day to accept an application by mail for a ballot to be voted by mail. Mayor Pro-tem Coachman seconded. Motion carried on a vote of 5-0.

6. Discussion and Possible Action

- A. Discuss and consider possible action regarding a proposal relating to the minimum lot size requirements for future residential subdivisions within the corporate limits of the Village and its E-T-J. (*Planning and Zoning Commission*)

Village Administrator Ferguson presented the following Minimum Lot Size Task Force recommendations regarding changes to the Village's minimum lot size requirements for new developments:

- Average lot size of 14,500 square feet (1/3 acre)
- Minimum lot size of 6,000 square feet (1/7 acre)
- Minimum of 5 percent usable green space

He highlighted procedures for drafting and adopting an ordinance, should the Board desire to proceed with implementation of the recommendations.

Planning and Zoning Commission Chair K.D. Hill spoke of the ordinance's applicability only to residential developments within the Village limits. She felt these recommendations are a solid step in the right direction. Discussion addressed determination of average lot size based on square footage, which can be specified in the draft ordinance language; separate development standards for patio homes; typical lot size variations in Salado; and avoidance of "cookie cutter" type developments.

Alderman Bell moved to instruct Village Administrator Ferguson to proceed with drafting of an ordinance incorporating the proposed minimum lot size requirements. Alderman Cole seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action authorizing the Village of Salado's continued participation in the Bell County Adaptive Management Coalition for Fiscal Year 2020. (*Village Administrator*)

Village Administrator Ferguson explained this interlocal agreement simply continues the Village's membership in the coalition, which includes Bell County, Clearwater Underground Water Conservation District, and the Salado Water Supply Corporation, and shares funding for Salado salamander monitoring. He advised the Village's share of the cost is \$5,000, which is included in the FY 2020 General Fund Budget.

Alderman Dankert explained that should the Salado salamander species be declared "endangered" as opposed to "threatened," more protective measures may be put in place that could impact development. She cited the importance of the Village's proactive good faith efforts to protect the Salado salamander and help preclude its listing as an endangered species.

Alderman Dankert moved to approve the Village of Salado's continued participation in the Bell County Adaptive Management Coalition for Fiscal Year 2020, as presented, and authorize the Mayor to execute the agreement. Alderman Cole seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action authorizing the Village Administrator to contract with a vendor to provide landscape services on certain properties owned by the Village. (*Village Administrator*)

Village Administrator Ferguson reviewed the areas to be included in the contract, specifically Pace Park, Williams Road, Salado Plaza, landscaping underneath IH-35, and maintenance of the beds around the gateway signs. He recommended contracting with Salado Lawn Care at an annual cost of \$5,425 and authorizing execution of the contract.

Discussion addressed frequency of mowing during growing and non-growing seasons, areas that staff will continue to maintain, regular treatment for fire ants and weeds, and maintenance of flower beds.

Alderman Coggin moved to approve authorizing the Village Administrator to contract with Salado Lawn Care at an annual cost of \$5,425. Alderman Cole seconded. Motion carried on a vote of 5-0.

- D. Discuss and consider possible action approving plans for the *Texas Wine and Rogue Art Festival* scheduled for March 28-29, 2020. (*Village Administrator*)

Village Administrator Ferguson introduced event organizer June Ritterbusch of Salado Winery Company. Ms. Ritterbusch stated this is her 12th year organizing and hosting the *Texas Wine and Rogue Art Festival*. She said arrangements have been made with vendors, security, and rentals and asked for Board approval of event plans. Discussion addressed provision of porta-potties and hand washing machines for visitors.

Mayor Pro-tem Coachman moved to approve plans for the *Texas Wine and Rogue Art Festival*, as presented. Alderman Dankert seconded. Motion carried on a vote of 5-0.

- E. Discuss and consider possible action approving plans for the Barrow Brewing Company's *Oktoberfest Bicycle Ride* on October 17, 2020. (*Village Administrator*)

This item was heard after Agenda Item 3D.

Village Administrator Ferguson provided details on the non-competitive fund-raising bike ride, including dates/times, routes, insurance, and alternate date in case of inclement weather.

K.D. Hill spoke on Barrow Brewing Company's role as host for the event, introduced event organizers/consultants, and advised that the Village is coordinating law enforcement support needed to ensure safety along designated routes. She described the unique design of T-shirts available for event registrants. Discussion addressed event fees, routes, and provision of emergency medical services.

Alderman Cole moved to approve plans for the Barrow Brewing Company's *Oktoberfest Bicycle Ride* on October 17, 2020, as presented. Alderman Coggin seconded. Motion carried on a vote of 5-0.

Adjournment

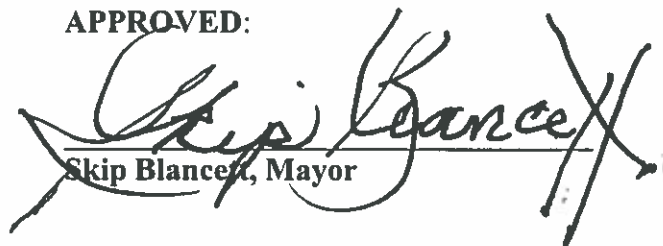
Alderman Bell moved to adjourn. Alderman Cole seconded. Mayor Blancett called the meeting adjourned at 8:19 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 20th of February, 2020.

APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

